

BOARD OF APPEALS CASE NO. 4956

BEFORE THE

APPLICANT: Harford County Government

ZONING HEARING EXAMINER

REQUEST: Interpretation to correct a
mapping error; Rock Spring and Bynum
Roads, Forest Hill

OF HARFORD COUNTY

Hearing Advertised

Aegis: 7/9/99 & 7/14/99

HEARING DATE: August 11, 1999

Record: 7/9/99 & 7/16/99

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ZONING HEARING EXAMINER'S DECISION

The Applicant is Harford County Government Department of Planning and Zoning. The Applicant filed an application to correct a mapping error in the 1997 Comprehensive Rezoning.

The subject parcel is owned by Mary Streett, et al., and is located near Rock Spring and Bynum Roads in the Third Election District. The parcel is identified as Parcel No. 113, in Grid 2-F, on Tax Map 40. The parcel contains 13.73 acres, more or less.

Mr. Anthony S. McClune, Manager, Division of Land Use Management for the Department of Planning and Zoning appeared and testified that a mapping error occurred involving the subject parcel in the 1997 Comprehensive Rezoning. Mr. McClune said that the subject property was zoned Agricultural when the original Zoning Ordinance was enacted in 1957. He went on to testify that the history of the property indicates that the parcel was zoned R2 in the 1982 Comprehensive Rezoning and that the Applicant requested a zoning change in the 1989 Comprehensive from R2 to R3 and B3. Mr. McClune said that the request in the 1989 Comprehensive Rezoning was denied and the parcel retained the R2 classification.

Mr. McClune went on to testify that in the 1997 Comprehensive Rezoning, the Applicant requested a reclassification from R2 to B3 for 13.12 acres adjacent to the C Mart store. Mr. McClune said that the Department of Planning and Zoning recommended that the property be zoned to the B2 classification. Mr. McClune said that after the 1997 Comprehensive Rezoning became final, when the Zoning Maps were drafted, a line was drawn such that only 10 acres were shown with the new B2 classification rather than the approved acreage.